

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION**

In Re:	:	Case No: 25-50075
	:	
Douglas R. Speakman	:	Chapter 13
	:	
Debtor	:	Judge Mina Nami Khorrami

APPRAISAL

Debtor, by and through counsel, hereby submit the attached tax valuation of the real estate located at 4909 Rude Street, Huntsville Ohio 43324 (see attached Exhibit A).

Respectfully submitted,

/s/ Katharine Granger
Katharine Granger (0079143)
4260 Tuller Road, Suite 102
Dublin Ohio 43017
(614) 389-4941 Phone
(614) 704-5995 Fax
kgranger@granger-law-firm.com
Attorney for Debtor

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Appraisal was served (i) **electronically** on the date of filing through the court's ECF System on all ECF participants registered in this case at the email address registered with the court and (ii) by **ordinary U.S. Mail**, postage prepaid on January 12, 2025 addressed to:

Douglas Speakman
4909 Rude Street
Huntsville Ohio 43324

/s/Katharine Granger
Katharine Granger



JACK RESER

Logan County Auditor | Logan County, Ohio

Search by parcel number, c

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2024

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Summary

Tax

Transfers2

History2

Payment History92

Value History

CAUV Soil Breakdown

Utilities6

Land1

Commercial Buildings

Dwellings1

Other Improvements3

Sketch1

Levy Distribution

Tax Estimator

Map this Parcel

Tax Card



Parcel Number
24-048-15-02-001-000
Owner
SPEAKMAN DOUGLAS RYAN

Legal Description
0000 9903

Location
4909 RUDE ST

Acres
0.3500



Levies

More Information

2024 Election Ballot on 03/19/2024

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Proposed
LOGAN COUNTY	CHILDREN'S SERVICES	5 years (Tax years 2025 - 2029)	2.1500 mils	Renewal	SUPPORTING CHILDREN'S SERVICES	61.70	61.70 No Change

Property

Tax District
24-MCARTHUR HUNTSVILLE CORP

School District
INDIAN LAKE S D

Neighborhood
01700-HUNTSVLE

Subdivision

Map Number
04815

Routing Number
02001

Owner

Contact

SPEAKMAN DOUGLAS RYAN
4909 RUDE ST
HUNTSVILLE OH 43324-9770

Owner Name

DOUGLAS RYAN SPEAKMAN

Deed

Legal Description
0000 9903

Acres
0.3500

Date Sold
09/28/2022

Sales Amount
155,000.00

Volume / Page
1409 / 3733

Taxpayer

Contact

SPEAKMAN DOUGLAS RYAN
8241 DOW CIR
STRONGSVILLE OH 44136-1761

Values

Land Use
511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
Land	16,800	5,880
Improvement	95,520	33,430

Current Charges

Full Rate ?
62.600000

Effective Rate ?
41.496656

Qualifying Rate ?
35.880903

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	Prior	First	Second	Total
Tax	0.00	745.11	745.11	1,490.22
Special	0.00	428.29	428.29	856.58



	Appraised	Assessed
Total	112,320	39,310
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	112,320	39,310

	Prior	First	Second	Total
Total	0.00	1,173.40	1,173.40	2,346.80
Paid	0.00	0.00	0.00	0.00
Due	0.00	1,173.40	1,173.40	2,346.80
Due On	02/12/2025			

Adding on? [Try our tax estimator.](#)

Future Charges ?		
Type	Description	Amount
Special Assessments	11-028 SNTRY SWR COLLECTION	660.58
Special Assessments	11-096 HUNTSVILLE SAN SEWER CONST	189.00

100 S. Madriver St.
Bellefontaine, OH 43311
Hours: Monday - Friday 8:30AM - 4:30PM
Phone: [\(937\) 599-7209](tel:9375997209)

Important Links

[County's Website](#)
[Auditor's Website](#)

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